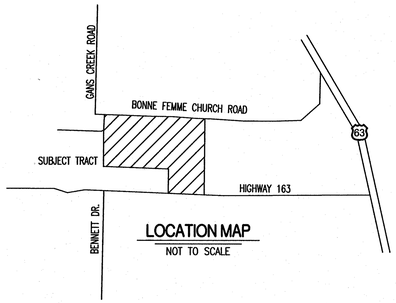
Boone County, Missouri
Unofficial Document

FILED FOR RECORD, BOONE COUNTY, MISSOURI
BETTIE JOHNSON, RECORDER OF DEEDS.



LOCATION MAP
NOT TO SCALE

SURVEY FOR

TOMPKINS HOMES AND DEVELOPMENT, INC

NORTH HALF OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 12 WEST,
BOONE COUNTY, MISSOURI
NOVEMBER 14, 2013

CERTIFICATION:

I HEREBY CERTIFY THAT IN NOVEMBER 2013, I COMPLETED A SURVEY FOR TOMPKINS HOMES AND DEVELOPMENT INC., OF 16 TRACTS OF LAND LOCATED IN THE NORTH HALF OF SECTION 9 TOWNSHIP 47 NORTH, RANGE 12 WEST, BOONE COUNTY, MISSOURI AND BEING DESCRIBED BY THE TRUSTEES DEEDS RECORDED IN BOOK 4239, PAGE 139 AND BOOK 4239, PAGE 140 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:
BEGINNING AT THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 4235, PAGE 30; THENCE WITH THE NORTH LINE THEREOF, S 87°40'55"E, 640.66 FEET; THENCE LEAVING THE NORTH LINE OF SAID SURVEY, S 0°58'25"E, 647.62 FEET; THENCE S 1°50'15"W, 232.07 FEET; THENCE N 63°45'40"W, 519.24 FEET; THENCE N 13°41'40"W, 291.92 FEET; THENCE N 90°00'00"W, 114.59 FEET TO THE WEST LINE OF SAID SURVEY; THENCE WITH THE WEST LINE OF SAID SURVEY, N 0°50'15"E, 392.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.16 ACRES.

TRACT 2:
COMMENCING AT THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 4235, PAGE 30; THENCE WITH THE NORTH LINE THEREOF, S 87°40'55"E, 640.66 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, AND CONTINUING WITH THE NORTH LINE OF SAID SURVEY, S 87°40'55"E, 701.78 FEET; THENCE LEAVING THE NORTH LINE OF SAID SURVEY, S 1°30'40"W, 514.92 FEET; THENCE S 66°43'55"W, 471.76 FEET; THENCE N 71°22'40"W, 256.67 FEET; THENCE N 0°58'25"W, 647.62 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.12 ACRES.

TRACT 3:
COMMENCING AT THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 4235, PAGE 30; THENCE WITH THE NORTH LINE THEREOF, S 87°40'55"E, 1342.44 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, AND CONTINUING WITH THE NORTH LINE OF SAID SURVEY, S 87°40'55"E, 150.01 FEET; THENCE LEAVING THE NORTH LINE OF SAID SURVEY, S 1°30'40"W, 523.82 FEET; THENCE S 22°52'50"W, 871.64 FEET; THENCE N 88°00'40"W, 510.01 FEET; THENCE N 1°50'15"E, 696.27 FEET; THENCE S 71°22'40"E, 256.67 FEET; THENCE N 66°43'55"E, 471.76 FEET; THENCE N 1°30'40"E, 514.92 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.50 ACRES.

TRACT 4:
COMMENCING AT THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 4235, PAGE 30; THENCE WITH THE NORTH LINE THEREOF, S 87°40'55"E, 1492.45 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, AND CONTINUING WITH THE NORTH LINE OF SAID SURVEY, S 87°40'55"E, 432.94 FEET; THENCE LEAVING THE NORTH LINE OF SAID SURVEY, S 4°18'10"E, 668.26 FEET; THENCE S 2°23'25"W, 488.00 FEET; THENCE N 68°19'30"W, 690.75 FEET; THENCE N 22°52'50"E, 426.26 FEET; THENCE N 1°30'40"E, 523.82 FEET TO THE POINT OF BEGINNING, AND CONTAINING 12.50 ACRES.

TRACT 5:
COMMENCING AT THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 4235, PAGE 30; THENCE WITH THE NORTH LINE THEREOF, S 87°40'55"E, 1925.39 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, AND CONTINUING WITH THE NORTH LINE OF SAID SURVEY, S 87°40'55"E, 770.16 FEET; THENCE LEAVING THE NORTH LINE OF SAID SURVEY, S 6°54'50"W, 670.57 FEET, THENCE N 87°16'05"W, 639.41 FEET; THENCE N 4°18'10"W, 668.26 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.78 ACRES.

TRACT 6:
COMMENCING AT THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 4235, PAGE 30; THENCE WITH THE NORTH LINE THEREOF, N 87°40'55"W, 473.17 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, AND LEAVING THE NORTH LINE OF SAID SURVEY, S 6°03'40"W, 898.63; THENCE S 83°10'15"W, 92.81 FEET; THENCE S 14°27'05"W, 215.92 FEET; THENCE N 43°48'45"W, 373.21 FEET; THENCE N 9°35'25"W, 199.81 FEET; THENCE N 6°54'50"E, 670.57 FEET TO THE NORTH LINE OF SAID SURVEY; THENCE WITH THE NORTH LINE OF SAID SURVEY, S 87°40'55"E, 452.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.01 ACRES.

TRACT 7:
BEGINNING AT THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 4235, PAGE 30; THENCE WITH THE EAST LINE THEREOF, S 0°52'45"W, 808.06 FEET; THENCE LEAVING THE EAST LINE OF SAID SURVEY, S 83°10'15"W, 559.23 FEET; THENCE N 6°03'40"E, 898.63 FEET TO THE NORTH LINE OF SAID SURVEY; THENCE WITH THE NORTH LINE OF SAID SURVEY, S 87°40'55"E, 473.17 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.01 ACRES.

TRACT 8:
COMMENCING AT THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 4235, PAGE 30; THENCE WITH THE EAST LINE THEREOF, S 0°52'45"W, 808.06 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH THE EAST LINE OF SAID SURVEY, S 0°52'45"W, 463.42 FEET; THENCE LEAVING THE EAST LINE OF SAID SURVEY, S 70°32'35"W, 520.38 FEET; THENCE S 40°20'45"W, 390.63 FEET; THENCE 97.00 FEET ALONG A 615.94 FOOT-RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 32°24'28"W, 96.90 FEET; THENCE N 39°40'55"W, 53.26 FEET; THENCE N 14°27'05"E, 758.08 FEET; THENCE N 83°10'15"E, 652.04 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.00 ACRES.

TRACT 9:
COMMENCING AT THE NORTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 4235, PAGE 30; THENCE WITH THE EAST LINE THEREOF, S 0°52'45"W, 1271.48 FEET TO THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING AND CONTINUING WITH THE EAST LINE OF SAID SURVEY, S 0°52'45"W, 782.04 FEET; LEAVING THE EAST LINE OF SAID SURVEY, N 89°38'25"W, 660.27 FEET; THENCE 318.46 FEET ALONG A 615.94 FOOT-RADIUS, NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 13°05'04"W, 314.93 FEET; THENCE N 40°20'45"E, 390.63 FEET; THENCE N 70°32'35"E, 520.38 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.00 ACRES.

TRACT 10:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SURVEY RECORDED IN BOOK 4235, PAGE 30; THENCE WITH THE SOUTH LINE THEREOF, N 87°30'25"W, 913.14 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SURVEY, AND 134.91 FEET ALONG A 200.00 FOOT-RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, N 21°41'35"E, 132.37 FEET; THENCE N 41°01'05"E, 154.16 FEET; THENCE 203.95 FEET ALONG A 430.69 FOOT-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 27°27'05"E, 202.05 FEET; THENCE 130.70 FEET ALONG A 615.94 FOOT-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, N 7°48'23"E, 130.45 FEET; THENCE S 89°38'25"E, 660.27 FEET TO THE EAST LINE OF SAID SURVEY; THENCE S 0°52'45"W, 583.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES.

TRACT 11:
BEGINNING AT THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 494, PAGE 914; THENCE LEAVING THE LINES OF SAID SURVEY, S 84°57'10"E, 584.36 FEET; THENCE 355.81 FEET ALONG A 615.94 FOOT-RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 2°39'50"E, 350.88 FEET; THENCE 203.95 FEET ALONG A 430.69 FOOT-RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 27°27'05"W, 202.05 FEET; THENCE S 41°01'05"W, 154.16 FEET; THENCE 134.91 FEET ALONG A 200.00 FOOT-RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD, S 21°41'35"W, 132.37 FEET TO THE SOUTH LINE OF THE SURVEY RECORDED IN BOOK 4235, PAGE 30; THENCE WITH THE LINES OF SAID SURVEY, N 87°30'25"W, 57.27 FEET; THENCE N 88°00'40"W, 325.79 FEET; THENCE N 1°57'45"E, 807.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES.

TRACT 12:
BEGINNING AT THE NORTHEAST CORNER OF THE SURVEY RECORDED IN BOOK 494, PAGE 914, AND WITH THE NORTH LINE THEREOF, N 88°00'40"W, 1458.28 FEET; THENCE LEAVING THE NORTH LINE OF SAID SURVEY, N 0°50'15"E, 495.02 FEET; THENCE S 88°00'40"E, 278.75 FEET; THENCE N 22°52'50"E, 445.38 FEET; THENCE S 68°19'30"E, 690.75 FEET; THENCE S 2°23'25"W, 209.82 FEET; THENCE S 32°33'45"E, 501.74 FEET; THENCE S 84°57'10"E, 659.03 FEET; THENCE 56.07 FEET ALONG A 615.94 FOOT-RADIUS, NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 21°49'14"E, 56.07 FEET; THENCE N 84°57'10"W, 584.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.01 ACRES.

TRACT 13:
COMMENCING AT THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 4235, PAGE 30; THENCE WITH THE NORTH LINE THEREOF, S 87°40'55"E, 1925.39 FEET; THENCE LEAVING THE NORTH LINE OF SAID SURVEY, S 4°18'10"E, 668.26 FEET; THENCE S 2°23'25"W, 326.78 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, S 79°57'35"E, 339.01 FEET; THENCE S 51°02'15"E, 391.54 FEET; THENCE S 3°12'55"E, 376.27 FEET; THENCE S 84°31'05"E, 150.00 FEET; THENCE S 39°40'55"E, 53.26 FEET; THENCE 134.28 FEET ALONG A 615.94 FOOT-RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD, S 30°40'26"E, 134.01 FEET; THENCE N 84°57'10"W, 659.03 FEET; THENCE N 32°33'45"W, 501.74 FEET; THENCE N 2°23'25"E, 371.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.04 ACRES.

TRACT 14:
COMMENCING AT THE NORTHWEST CORNER OF SAID SURVEY RECORDED IN BOOK 4235, PAGE 30; THENCE WITH THE NORTH LINE THEREOF, S 87°40'55"E, 1925.39 FEET; THENCE LEAVING THE NORTH LINE OF SAID SURVEY, S 4°18'10"E, 668.26 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, S 87°16'05"E, 639.41 FEET, S 9°35'25"E, 199.81 FEET; THENCE S 43°48'45"E, 373.21 FEET; THENCE S 14°27'05"W, 542.16 FEET; THENCE N 84°31'05"W, 150.00 FEET; THENCE N 3°12'55"W, 376.27 FEET; THENCE N 51°02'15"W, 391.54 FEET; THENCE N 79°57'35"W, 339.01 FEET; THENCE N 2°23'25"E, 326.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES.

TRACT 15:
BEGINNING AT THE SOUTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 4235, PAGE 30, ALSO BEING ON THE NORTH LINE OF THE SURVEY RECORDED IN BOOK 494, PAGE 914; THENCE WITH THE WEST LINE OF SAID SURVEY RECORDED IN BOOK 4235, PAGE 30, N 0°50'15"E, 495.02 FEET; THENCE LEAVING THE WEST LINE OF SAID SURVEY, S 88°00'40"E, 880.14 FEET, THENCE S 0°50'15"W, 495.02 FEET TO THE SOUTH LINE OF SAID SURVEY RECORDED IN BOOK 4235, PAGE 30, THENCE WITH THE SOUTH LINE OF SAID SURVEY, N 88°00'40"W, 880.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES.

TRACT 16:
COMMENCING AT THE NORTHWEST CORNER OF THE SURVEY RECORDED IN BOOK 4235, PAGE 30, THENCE WITH THE WEST LINE OF SAID SURVEY, S 0°50'15"W, 392.25 FEET TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING AND LEAVING THE WEST LINE OF SAID SURVEY, N 90°00'00"E, 114.59 FEET; THENCE S 13°41'40"E, 291.92 FEET; THENCE S 63°45'40"E, 519.24 FEET; THENCE S 1°50'15"W, 464.20 FEET; THENCE N 88°00'40"W, 648.88 FEET TO THE WEST LINE OF SAID SURVEY; THENCE WITH THE WEST LINE OF SAID SURVEY, N 0°50'15"E, 954.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES.

THIS SURVEY WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER PLS-2002014095
PROFESSIONAL LAND SURVEYOR

DAVID T. BUTCHER, PLS-2002014095

11/25/2013
DATE

NOTES:

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR SUBURBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 20 CSR 2030-16.040 SECTION (2)(A)
2. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
3. THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD MAP PANEL NUMBER 29019C0360D, DATED MARCH 17, 2011.
4. THIS TRACT MAY BE SUBJECT TO THE BOONE COUNTY STORM WATER ORDINANCE.
5. THE TYPE II STREAM BUFFER SHOWN ON THIS TRACT IS INTENDED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 26 OF THE ZONING REGULATIONS OF BOONE COUNTY, MISSOURI. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS SPECIFICALLY APPROVED BY THE DIRECTOR.
6. TRACT 12 OF THIS SURVEY IS INCLUDED FOR INVENTORY PURPOSES ONLY. THIS TRACT IS SHOWN TO COMPLY WITH MISSOURI MINIMUM STANDARDS BUT IS NOT SUBJECT TO SECTION 1.6.1 OF BOONE COUNTY SUBDIVISION REGULATIONS, AS ITS AREA IS GREATER THAN 20 ACRES.

APPROVED FOR RECORDING THIS 26th DAY OF November 2013.

Stan Shawver by Mark Wade
STAN SHAWVER, DIRECTOR OF RESOURCE MANAGEMENT

STATE OF MISSOURI }
COUNTY OF BOONE } SS

SUBSCRIBED AND AFFIRMED BEFORE ME THIS 25 DAY OF November, 2013.

Danielle Griffith
DANIELLE GRIFFITH

NOTARY PUBLIC
MY COMMISSION EXPIRES OCTOBER 28, 20156
COMMISSION NUMBER 12409201

DANIELLE GRIFFITH
Notary Public-Notary Seal
STATE OF MISSOURI
Boone County
My Commission Expires: Oct. 28, 2016
Commission #12409201

Recorded in Boone County, Missouri
Date and Time: 11/26/2013 at 02:43:37 PM
Instrument #: 2013029051 Book: 4246 Page: 4
Grantor: BUTCHER, DAVID T
Grantee: TOMPKINS HOMES & DEVELOPMENT INC
Instrument Type: SUR
Recording Fee: $39.00 S
No. of Pages: 2
Bettie Johnson, Recorder of Deeds
COUNTY OF BOONE MISSOURI

120212

http://www.ShowMeBoone.com

Boone County, Missouri
Unofficial Document

FILED FOR RECORD, BOONE COUNTY, MISSOURI
BETTIE JOHNSON, RECORDER OF DEEDS.

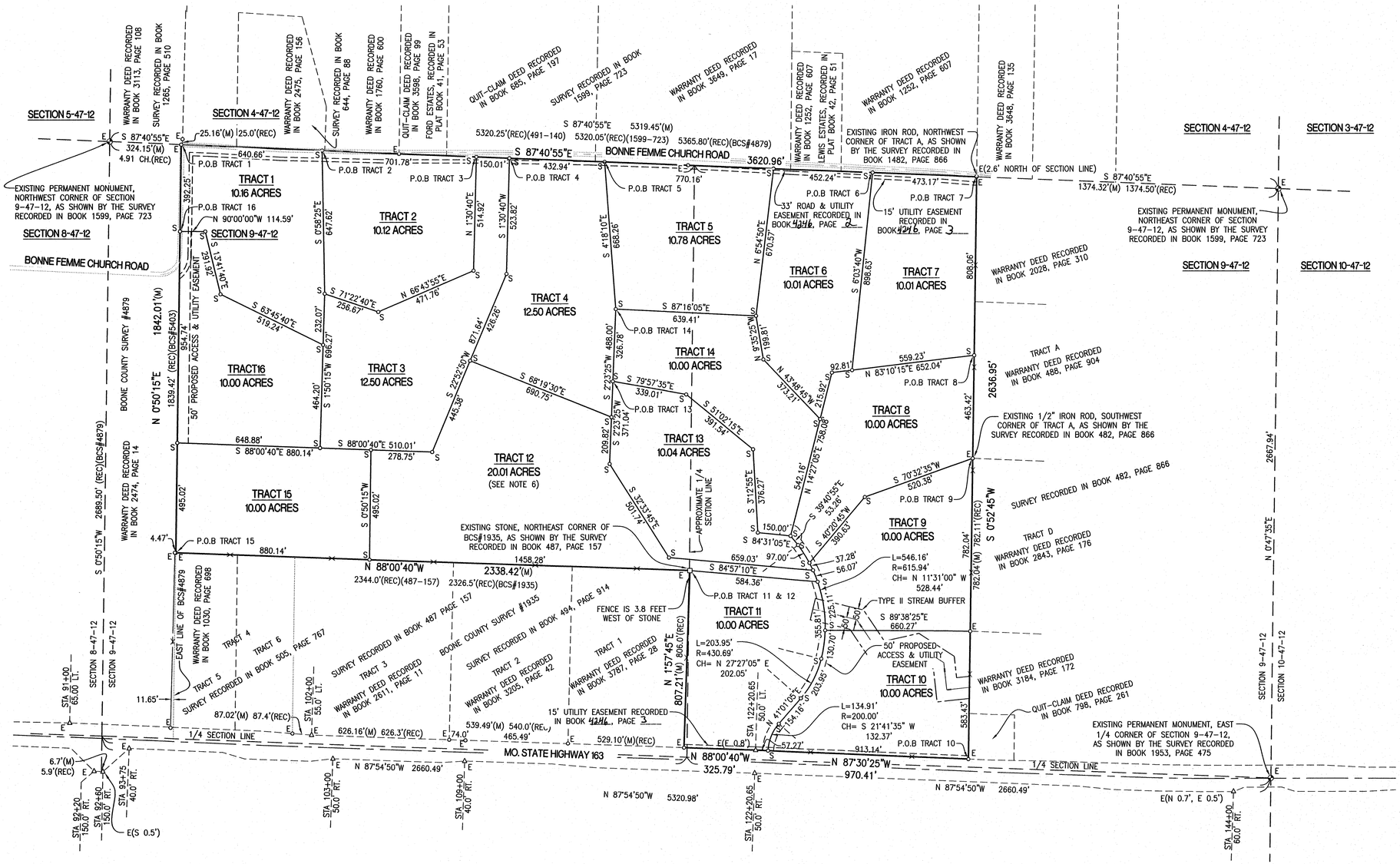
BOONE COUNTY MO NOV 26 2013

SURVEY SECTION 9-47-12

SURVEY FOR

TOMPKINS HOMES AND DEVELOPMENT, INC

NORTH HALF OF SECTION 9, TOWNSHIP 47 NORTH, RANGE 12 WEST,
BOONE COUNTY, MISSOURI
NOVEMBER 14, 2013



BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:

- E EXISTING
- S SET
- o 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
- ◻ STONE
- ⊗ PERMANENT MONUMENT
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE
- △ RIGHT-OF-WAY MARKER
- P.O.B. POINT OF BEGINNING
- BCS BOONE COUNTY SURVEY

NOTES:

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR SUBURBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 20 CSR 2030-16.040 SECTION (2)(A)
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STATE OF MISSOURI
DAVID THOMAS BUTCHER
NUMBER PLS-2002014095
PROFESSIONAL LAND SURVEYOR

DAVID T. BUTCHER, PLS-2002014095

11/25/2013
DATE

120212

http://www.ShowMeBoone.com